

**AGENDA**  
**ZONING REVIEW BOARD**  
**DECEMBER 10, 2020**  
**6:00 P.M., ZOOM MEETING**  
**5:00 P.M., BOARD BRIEFING**

**MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW**

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGllM3BHRTUrTFRMcZFDc052dmRsQT09>

**Meeting ID: 967 8773 4799 Password: 757803**

**Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#**

## NEW CASES

1. **Z-20-70** An Ordinance by Councilmember Marci Collier Overstreet to amend the 1982 Atlanta Zoning Ordinance, as amended, to add small discount variety store, as defined herein, to the list of prohibited principal uses within the **NC-6 (Cascade Heights Neighborhood Commercial District)**; and for other purposes  
NPU I, R, & S  
COUNCIL DISTRICT 11
2. **Z-20-75** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **1845 Almeta Avenue, N.E.** fronting approximately 150.71 feet on the south side of Almeta Avenue, N.E. and beginning at a point on the southeastern corner of the intersection of Ridgewood Road and Almeta Avenue, N.E., Depth: approximately 230 feet Area: .780 Acres, Land Lot 238, 15<sup>th</sup> District DeKalb County, Georgia  
OWNER: ALMETA WOODS, LLC  
APPLICANT: ALMETA WOODS, LLC  
NPU N  
COUNCIL DISTRICT 5
3. **U-20-14** An Ordinance by Zoning Committee for a special use permit pursuant to 16-18C.006 for a community center for property located at **627 English Avenue, N.W.** fronting 465.33 feet on the east side of English Avenue, N.W. commencing at a point at the intersection of the southerly right-of-way line of Donald Lee Hollowell Parkway (formerly known as Bankhead Avenue) then along said southerly right-of-way line of Donald Lee Hollowell Parkway a distance of 105.13 feet to a P.K. nail found, said point being the point of beginning Depth: approximately 269 feet Area: 3.2781 Acres, Land Lot: 112, 14<sup>th</sup> District Fulton County, Georgia  
OWNER: WESTSIDE DEVELOPMENT PARTNERS, LLC  
KEVEN R. PATTERSON  
MANAGING PARTNER  
APPLICANT: KEVEN R. PATTERSON  
NPU L  
COUNCIL DISTRICT 3

4. **U-20-16** An Ordinance by Zoning Committee for a special use permit pursuant to 16-06.005(1)(g) for a personal care home for property located at **3865 Rux Road, S.W.** fronting 100 feet on the north side of Rux Road, S.W. beginning at a point on the north side of Rux Road, said point located 337.3 feet east from the intersection of the north side of Rux Road with the west line of Land Lot 6, as measured along the north side of Rux Road Depth: 222.5 feet Area: .519 Acres, Land Lot: 6, 14F District Fulton County, Georgia  
OWNER: EMEM EKPO  
APPLICANT: EMEM EKPO  
NPU P COUNCIL DISTRICT 11

#### **DEFERRED CASES**

5. **Z-19-41** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) for property located at **114 Wesley Avenue, N.E.** fronting 149 feet on the west side of Wesley Avenue, N.E beginning at a point on the westerly right-of-way of Wesley Avenue, N.E. 300 feet south of the intersection of said westerly right-of-way of Wesley Avenue, N.E. and the southerly right-of-way of Second Street, N.E. Depth: 152 Feet Area: .506 Acres, Land Lot 210, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: ORION DEVELOPMENT, LLC  
APPLICANT: ORION DEVELOPMENT, LLC C/O J. ALEXANDER BROCK  
NPU O COUNCIL DISTRICT 5
6. **Z-19-42** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/Beltline Overlay) to R-4B/BL (Single Family Residential/Beltline Overlay) for property located at **1108 Edie Avenue, S.E.** fronting 100 feet on the east side of Edie Avenue, S.E beginning at an iron pin at the northeast corner of Edie Avenue and Hobart Avenue, S.E. Depth: 112.40 Feet; Area: .274 Acres; Land Lot 23, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: CITY PORCH PROPERTIES  
APPLICANT: STACEY FILIPAK  
NPU W COUNCIL DISTRICT 1
7. **Z-20-19** A substitute Ordinance by Zoning Committee to rezone from I-2-C/BL (Heavy Industrial Conditional/BeltLine Overlay) to MR/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **99 University Avenue, S.W.** fronting 525 feet on the north side of University Avenue, S.W. commencing at the intersection of the northerly right-of-way line of University Avenue (aka Georgia State Route 54 and Georgia State Route 42) and the easterly right-of-way line of Pryor Road, S.W.; thence leaving the said point of commencement and running with the aforesaid northerly right-of-way line of University Avenue southeast; thence southeast 217.14 feet; thence southeast 56.58 feet; thence southeast 199.18 feet to a point of beginning Depth: varies Area: 11.81 Acres, Land Lot 73 and 74, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ROBERT J. FAULS, JR.  
APPLICANT: MRCT INVESTMENTS, LLC  
NPU V COUNCIL DISTRICT 12

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8. **Z-20-52** An Ordinance by Zoning Committee to rezone from C-2-C/BL (Commercial Service District Conditional/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for property located at **21 Daniel Street, S.E.** fronting 19.5 feet on the west side of Daniel Street, S.E. beginning on the west side of Daniel Street at a point 252.9 feet northwesterly from the northwest corner of Daniel and Gartrell Street Depth: 100 feet Area: 0.046 Acres, Land Lot 45, 14<sup>th</sup> District Fulton County, Georgia  
OWNER: 21 DANIEL STREET, LLC  
APPLICANT: JOHN VAN VLACK  
NPU M COUNCIL DISTRICT 2
9. **Z-20-56** An Ordinance by Councilmember Natalyn Mosby Archibong to rezone property located at **770 Shadowridge Drive, S.E.** from R-4 (Single Family Residential) to PD-H (Planned Development Housing) to accommodate the development of eleven single-family homes; the protection of environmentally sensitive areas including Ormewood Forest; and for other purposes  
NPU W COUNCIL DISTRICT 5

**END OF AGENDA**